



City Council Regular Meeting Agenda 2/21/06

Call to Order

- Pledge of Allegiance (Scott Norman)
- Invocation (Rev. Tammy Talbert)
- Welcome Guests and Visitors

Review and Approval of Minutes

1. January 10, 2006 Pre-agenda Meeting
2. January 14, 2006 Retreat
3. January 17, 2006 Regular City Council Meeting

Public Concerns and Commendations

At this time, citizens are invited to address the City Council. **Speakers must sign up to speak prior to meeting;** when the Mayor calls your name, please step to the lectern and state your name and address for the record; remarks are limited to 3 minutes/speaker; speakers are encouraged to select a spokesperson if several people plan to make similar points. *(Policy adopted 2/17/04)*

Opening Comments from Members of Council

Reports

4. Annual report and funding request for Archdale-Trinity Chamber of Commerce – TENTATIVE (Beverly Nelson, President)

Public Hearings

5. Consider use of Conditional Zoning
6. Receive citizen input relative to the needs of low and moderate income residents and neighborhoods to determine eligibility for CDBG funds

Unfinished Business

None

New Business

7. Consider participation in the Randolph County FY 2006 Scattered Site Housing Program (David Townsend, Randolph County Director of Public Works)

8. Consider resolution to approve Randolph County Solid Waste Plan (Townsend)
9. Consider proposal to evaluate water lines and fire hydrant spacing
10. Consider traffic flow improvements for Finch Farm Rd. at I-85 (recommendation from Utilities Committee)
11. Budget Amendments
 - a. Amd. 1: Local Sewer Capital Project Fund (transfer \$4,900 from Contingency to Legal)
 - b. Amd. 2: Establish new Parks & Recreation Fund (restricted) for fees received in lieu of open space dedication (\$2,385)
 - c. Amd. 3: Establish new Inspection Fees revenue source for streets and stormwater inspection fees (\$1,143)
 - d. Amd. 4: Increase Water/Sewer Fund Revenue and Expenditures by \$3,565 for fees received for sewer line inspections

Business and Closing Comments from Mayor and Council

Business from City Manager

- Sewer Projects Update (Randy McNeill, Davis-Martin-Powell)

Adjournment

CITY OF TRINITY

Upcoming Meetings and Community Events

All meetings are open to the public - residents are invited and encouraged to attend

Land Development Plan Committee

Next meeting: Thursday March 9, 2006 at 7:00 p.m. at Trinity Memorial United Methodist Church.

Planning & Zoning Board

Meets fourth Tuesday of each month at 7:00 p.m.

Next meeting: Tuesday, February 28, 2006 at 7:00 p.m. at Trinity City Hall

Utilities Committee

Meets first Tuesday of each month at 7:00 p.m. at Trinity City Hall.

Next meeting: Tuesday, March 7, 2006 at 7:00 p.m. at Trinity City Hall

City Council

Meets third Tuesday of each month at 7:00 p.m. at Trinity Memorial United Methodist Church.

Next meeting: Tuesday, March 21, 2006 @ 7:00 p.m.

Pre-agenda meetings are held at City Hall. (No public comment period).

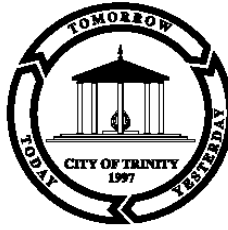
Next meeting: Tuesday March 14, 2006 @ 4:00 p.m.

Spaghetti Dinner

Friends of Trinity is holding a spaghetti dinner on March 17, 2006 to raise funds for community projects.

Save a Stamp...

... and pay your Time Warner cable bills at the Chamber of Commerce office on Balfour St. in Archdale. The Chamber receives a fee for every transaction!



**City Council
Regular Meeting
Tuesday, February 21, 2006
7:00 P.M.**

The regularly scheduled meeting of the Trinity City Council was held on Tuesday, February 21, 2006 at the Trinity Memorial United Methodist Church.

MEMBERS PRESENT: Mayor Frances Andrews, Council members Karen Bridges, Phil Brown, Barbara Ewings, Bob Labonte, Barry Lambeth, Dwight Meredith, Edith Reddick, and Miles Talbert.

MEMBERS ABSENT: None

OTHERS PRESENT: City Manager Ann Bailie; City Attorney, Bob Wilhoit; City Planning/Zoning Administrator, Adam Stumb; City Clerk/FO, Debbie Hinson; City Engineer Randy McNeill; Members of the Press; and other interested parties.

ITEM 1. CALL TO ORDER

Mayor Andrews called the February 21, 2006 Regular Meeting of the Trinity City Council to order at 7:00 pm.

Pledge of Allegiance

Mr. Scott Norman led the Pledge of Allegiance.

Invocation

The invocation was given by Reverend Tammy Talbert.

Welcome Guest and Visitors

Mayor Andrews welcomed and thanked all persons in attendance and for their interest in the City.

ITEM 2. REVIEW AND APPROVAL OF MINUTES

1. January 10, 2006 Pre-agenda Meeting
2. January 14, 2006 Retreat
3. January 17, 2006 Regular City Council Meeting

1. January 10, 2006 Pre-Agenda Meeting

Mayor Andrews called for corrections, additions, or deletions to the January 10, 2006, Pre-Agenda Meeting.

Motion by Council member Ewings to approve the January 10, 2006 Minutes as written, seconded by Council member Talbert and approved unanimously by all Council members present.

2. January 14, 2006 Retreat

Mayor Andrews opened this item and called for a motion to remove these minutes from the Agenda per the request of the City Clerk and City Manager.

Motion by Council member Bridges to remove the January 14, 2006 Annual Retreat Minutes from the February 21, 2006 Agenda, seconded by Council member Lambeth and approved unanimously by all Council members present.

3. January 17, 2006 Regular City Council Meeting

Mayor Andrews called for corrections, additions, or deletions to the January 17, 2006, Regular City Council Meeting.

Motion by Council member Bridges to approve the January 17, 2006 minutes as written, seconded by Council member Ewings and approved unanimously by all Council members present.

ITEM III. Public Concerns and Commendations

At this time, Mayor Andrews opened the meeting to speakers that signed up prior to the meeting who wished to address the City Council. She asked speakers to please step to the lectern and state their name and address for the record. Mayor Andrews also advised those persons wishing to speak that remarks are limited to 3 minutes/speaker and speakers are encouraged to select a spokesperson if several people plan to make similar points.

Debbie Walker, Carriage House Circle, Trinity: Ms. Walker discussed the Thoroughfare Overlay District that had been discussed with Council as well as addressing the definition of Modular Homes. Ms. Walker asked Council to take a close look at the definition of Modular Homes and to define Modular and Mobile Homes. She discussed how the industry had lobbied for this type of housing and the many different types of "Modular Homes" and how some homes classified as Modular would not complement a neighborhood and looked like a Mobile Home on a foundation. She discussed comments from a news paper article and asked that all Council members put aside their personal feelings and do what was in the best interest of the City of Trinity.

Brian Cox 106 Eastwind Drive, Archdale: Mr. Cox addressed Mayor Andrews and Council members advising them he was there on behalf of the Fair Grove and Guil-Rand Fire Departments to present to them a Mutual Aid Agreement signed by both departments (chief of each department and president of each board). Mr. Cox presented the signed agreement to Mayor Andrews and advised Council they would answer any questions.

Council member Bridges asked for this agreement to be explained for members of the audience.

Mr. Cox stated there was always an agreement between these departments because both departments operate within Randolph County. We have gone a step further and have had a meeting between the two (2) departments to discuss the issues that have been discussed at various times concerning the 2 departments. This agreement is a result of that meeting. Both departments wanted to present this to the City of Trinity to assure the City that each of us work for the citizens of Trinity and we are willing to provide the best services available to the citizens of the City of Trinity.

John Maddocks, Trinity: Mr. Maddocks advised Council that he had 2 items to discuss tonight. The first item discussed by Mr. Maddocks concerned Piedmont Area Regional Transportation Authority (PART). The City of Thomasville has just put in a park and ride at the intersection of Highway 109 and Business 85. They paid 10% and PART paid 90% for the development of this project. There are funds available to Trinity as well to establish a park and ride or multiple park and rides with some assurances they will provide bus transportation to us. Their most critical need at this time is at market time. They could be shuttled by buses from Trinity. As the system develops more buses will be provided daily or hourly if there is a need. Under the present plan you could catch a bus in Trinity and transfer in High Point, and travel to the airport. This would eliminate parking and paying at the airport. You could also transfer to Greensboro, Winston Salem, Kernersville, and Colfax depending on where you worked. Regional Transportation will take you there. You would pay nothing for the parking privileges to park and ride. PART will pay 90% of the cost of developing those facilities. Their preference is locations close to the Interstate because they think this would provide the best access for persons. Mr. Maddocks encouraged Council members to consider this and how Trinity might be able to become a part of this project. The benefit to us as a city is that it ties us logistically to the rest of the Piedmont and would literally tie us to transportation lines into Winston, Greensboro, Kernersville, High Point, the airport, all located in the Piedmont area.

The second item discussed by Mr. Maddocks concerned a group put together by the Small Business Center at Randolph Community College. They have formed a committee for a business incubator. This is an educational and governmentally supported way for small business to get some assistance in getting established. A business incubator would provide to persons wishing to start a business legal assistance, educational assistance, financial assistance, and help them link up with an accountant, bank, and persons who can support and fund them. This is being proposed for Randolph County. The most likely location at this time is the Archdale-Trinity area because UNCG has agreed to place a full time staff person in the incubator if it is located in this region. Typically incubators share facilities, such as secretaries therefore having 2 to 3 persons working in the same incubator. The most important part of keeping a business alive is knowing what to do. This part would be guaranteed to us if the incubator is located here. In the next month we will begin the process of looking for a site for a business incubator. This should be leased space from a

present business owner or land owner that has a facility available. It will need to be 20,000 to 40,000 square feet in size. There are tax advantages in leasing to this type of organization. This is typically a tax exempt organization and there would be the tax benefits of that. As you drive around look for a possible site or place that an incubator could be set up. Manager Bailie, Beverly Nelson and I make up the 3 members on the committee in the Archdale-Trinity area. All 3 of us would be delighted to hear from you about opportunities, ideas, and thoughts. We believe this is in the best interest of our community and look forward to your help in making this happen.

Opening Comments from Members of Council

Reports

ITEM IV. Annual report and funding request for Archdale-Trinity Chamber of Commerce – TENTATIVE (Beverly Nelson, President)

Mayor Andrews called for a motion to amend the Agenda to exclude Item 4.

Motion by Council member Bridges to amend the agenda to remove Item 4, seconded by Council member Lambeth and approved unanimously by all Council members present.

Public Hearings

ITEM 5. Consider use of Conditional Zoning

Mayor Andrews opened this item and called on Mr. Stumb for briefing.

Mr. Stumb briefly defined Conditional Zoning as where an applicant or property owner will request rezoning of their property and impose extra conditions on to their rezoning request. He discussed why an owner may impose additional conditions to their request. . It would allow an applicant to hear concerns from the city and adjoining property owners and attempt to mitigate some of the issues. Mr. Stumb discussed some of the additional Conditions that could be included which would be in addition to any conditions that are required in the zoning district. Also discussed were conditions that would be considered inappropriate such as a minimum house size, minimum selling price, something already stated in the Ordinance should not be a condition, and conditions should always be clear and precise.

Conditional Zoning creates a separate zoning district and each one has a separate set of conditions that will need to be enforced. This is not something that the City would want to use for each rezoning request but it does have its advantages.

Council members discussed with Mr. Stumb how this zoning worked if someone requested a rezoning for their property, and when the conditions expired or how the conditions could be changed. Mr. Stumb use Highway Commercial zoning as an example. If this property were rezoned Highway Commercial with Conditional Zoning (additional conditions) it would be considered Highway Commercial # 1 or # 2 depending on the type of request. This really would be creating an entire separate Zoning District. However the listed requirements in the current Highway Commercial District would also be a part of the district. The zoning remains with the property even if sold and the only way to change this is for a property owner to request a rezoning and go through the entire process.

There was discussion between Council members and Mr. Stumb concerning the ability to achieve the same objective with Special Use Permits. Mr. Stumb advised Council members that a Special Use addresses one specific use such as a request just for apartments, condominiums, or junk yards. Conditional Zoning allows more flexibility that would not set one specific use only on the applicant. There was further discussion concerning the conditions of a Special Use Permit versus the use of Conditional Zoning. Once the applicant has met the basic conditions of the Special Use Permit no other conditions can be added whereas the Conditional Zoning allows other conditions to be added to the request with the agreement of the applicant. Without the applicant's agreement no conditions can be added. Mr. Stumb discussed how the Conditional Zoning process worked. It begins with the applicant and then the applicant has the right to place additional conditions to his request as the process continues. In theory the request could change a lot from submittal to approval of the request. Also discussed was the possibility of creating mini zoning areas within a district. Mr. Stumb advised Council it could because it created separate districts. If Council considered this type of request for each rezoning request it does have that potential. This will depend on the Planning Board and Council and their decision to consider the request for approval. There was further discussion concerning adjoining and

surrounding property owner's rights. Mr. Stumb advised Council members that property owners would have the same right to voice their opinions as they currently have. There are no changes in that process.

At this time, Mayor Andrews opened the Public Hearing to anyone who wished to speak in favor of this request.

Speaking for the request: NONE

With no one speaking for the request, Mayor Andrews opened the Public Hearing to anyone who wished to speak against this request.

Speaking against the request: NONE

Mayor Andrews closed the Public Hearing and turned this item over to Council for discussion and or consideration for approval.

There was further discussion among Council members concerning the language of the General Statutes. Mr. Stumb discussed earlier conversations last month concerning mandatory changes to the Zoning Ordinance. The last paragraph of the enclosed Statutes is one of those changes. The Conditional Zoning is also a part of this change as an optional consideration for municipalities and addresses small scale rezoning. Conditional Zoning is somewhat small scale in that it will be somewhat different as to the zoning in the area. This legislation was approved on the basis that the Planning Board and City Councils would analyze these requests. There was further discussion concerning this language being used to constitute the rational to allow this use in a particular area and to address the possibilities of spot zoning. Mr. Stumb advised Council members this particular zoning would not constitute spot zoning. There was discussion concerning how this would affect a residential area where Highway Commercial Zoning was considered and if this would constitute spot zoning. This is a business coming into residential zoning. Mr. Stumb advised Council members if they approved a request similar to this where the majority of the property was residential then Council must justify why they were willing to allow this zoning such as tying it into the Land Use Plan or using a traffic study for traffic counts that would warrant the change. Council member Lambeth discussed how Conditional Zoning could be used as a tool in this type of situation to add flexibility.

There was further discussion concerning the need to encourage growth and how this would affect that. Would this be a tool that would foster responsible growth and lead us in future growth in the direction the City would like to grow. Council members also discussed statements that were made at the time Trinity incorporated concerning what residents wanted and why Trinity became a city.

Attorney Wilhoit advised Council that Conditional Zoning was considered a hybrid zoning. Before when an applicant appeared before this board with a rezoning request it was done as a legislative act. If Special Use was requested it was quasi-judicial with sworn testimony and evidence. You are not generally allowed to add conditions in legislative decisions. This allows a property owner to come forward and agree with Council on certain individualized conditions that would apply to their property. It is not Council telling the owner that they must do this; it is the owner that must consent. That makes this zoning a hybrid in that both parties must agree to the terms as opposed to looking into the index of permitted uses. This board always tries to address the rights of individuals before the rights of a governing body. I think when legislature decided to make this effective January 06, it was done to allow the property owner a little more voice in saying what they would agree to do with their property.

Council member Lambeth discussed how a property owner may want property rezoned to Commercial and Council did not want to install Commercial next to the residential neighborhood. If we do not rezone the property to Commercial nothing happens in this area. However, if the property owner could come up with a good plan and we have this tool to use then we could possibly make this happen. This is where I see the plus side of this zoning. Council would not consider rezoning the property to Straight Commercial that would allow all permitted uses adjacent to the residential neighborhood but if the owner approaches Council with a workable plan for both Council and the adjoining neighborhoods then we have something to work with.

Attorney Wilhoit stated he believed that is why the 2nd paragraph discussed earlier was added. Someone wants to know that there are legitimate and reasonable reasons to proceed with this Conditional Zoning. Someone has to be able to put together the information for Council's review and their agreement on the information that is presented. I believe the intent was to give more flexibility. This is not mandatory.

After a brief discussion between Attorney Wilhoit and Council members concerning the changes made to the language of the General Statutes, Mayor Andrews called for a motion.

Council member Bridges made a motion to approve Conditional Zoning, seconded by Council member Talbert. There was a tie vote of 4-4 as follows:

AYES

*Council member Bridges
Council member Lambeth
Council member Reddick
Council member Talbert*

NAYS

*Council member Brown
Council member Ewings
Council member Labonte
Council member Meredith*

Mayor Andrews cast an Aye (in favor) vote. This resulted in the motion passing 5 to 4 with Mayor Andrews casting the tie breaker vote.

ITEM VI. Receive Citizen Input Relative to the Needs of Low and Moderate Income Residents and Neighborhoods to Determine Eligibility for CDBG Funds

Prior to opening the Public Hearing, Mayor Andrews gave a brief summary of this item. She advised Council and members of the audience that in 2006 the North Carolina Division of the Community Assistance can expect to receive approximately 45 million dollars in Community Development Block Grant (CDBG) funds from the U S Department of Housing and other development. These funds will be made available to Local Governments to assist with Community Development Projects that serve low and moderate income persons. Types of programs funded include housing rehabilitation, multifamily housing development, infrastructure, economic development, and community revitalization programs. The purpose of this public hearing is to receive citizen input as to the needs of low and moderate income residents and neighborhoods within the City. Based on the needs identified, the City may be eligible to apply for CDBG funds to address those needs. Should the City choose to apply for any CDBG Funds during 2006 a second Public Hearing will be held directly concerning that specific project and application.

At this time Mayor Andrews opened the Public Hearing to those who wished to speak or give their comments regarding this item.

Hearing None, Mayor Andrews closed the Public Hearing and continued with the next Agenda Item.

Unfinished Business

NONE

New Business

ITEM VII. Consider Participation in the Randolph County FY 2006 Scattered Site Housing Program (David Townsend, Randolph County Director of Public Works)

Mayor Andrews opened this item and turned discussion over to Mr. Townsend.

Mr. Townsend advised Council approximately 4 years ago the State Division of Community Assistance changed their program of offering monies for Scattered Site Projects. Those changes result in each County receiving \$400,000.00 in funds. The County participated in this program in 2003 and we are now available in 2006 (cycle 2) for another \$400,000.00. If we do not apply for this money another County will be awarded our share.

The County will take applications from citizens across all of Randolph County. We have a committee that reviews the applications and select as many houses as we can do with the funds. When we applied with the first application in 2003 we indicated that we would complete 8 houses. We were able to complete 12 houses. The homes that are selected must meet certain criteria. You must be a homeowner, and have low to moderate income. We rank the applications and homes on the most or best needs within the scope of the entire project.

One of the requirements of the CDBG Program is for the City to adopt a Resolution stating that you would like to be a part of the County Program. This is basically a formality and will allow us to consider applications received within the City of Trinity. I have also given the Mayor some blank applications for residents to pick up or a resident may call the office of the Randolph County Public Works Department and we will mail out an application.

There was discussion between Mr. Townsend and Council concerning stipulations of the funds and if any of these funds could be used to pay for tap fees for owners who could not afford the tap fee. Mr. Townsend advised Council

members that the house itself would have to qualify in order to be considered for tap fees. These funds will not cover tap fees only.

Mr. Townsend and Council discussed what was used to determine low to moderate income. Mr. Townsend advised Council this was based on the number of people in a household and because we are tied in with Winston Salem, High Point, and Greensboro, the single person threshold is \$31,000.00. When we come and fix the home we do have to put a deed of trust for 8 years on that property. This will not allow persons to sell that property during that 8 year period. There was discussion concerning what happened if death occurred during that 8 year period. Mr. Townsend advised Council that if the heir that inherited the property qualified in the low to moderate income they could move into the house. If they do not qualify they can rent the house or they could elect to pay off the debt.

After further discussion, ***Council member Talbert made a motion to approve the Resolution to Participate in Randolph County's Scattered Site Housing project, seconded by Council member Brown and approved unanimously by all Council members present.***

ITEM VIII. Consider Resolution to Approve Randolph County Solid Waste Plan (David Townsend)

Mayor Andrews opened this item and turned over discussion to Mr. Townsend.

Mr. Townsend advised Council that the State requirement for anyone that runs a transfer station or landfill required them to come before every municipality in our County every 3 years to do an update on our plan. I believe this is the third time this plan has been updated. We must do a Resolution approving our 10 year plan that we have to submit to Raleigh at the end of June to continue operating our transfer stations. We are going to continue to do the same thing concerning the operations that we have done for the last 6 to 7 years.

Council member Bridges advised Mr. Townsend that Trinity did not want a landfill in this area. Mr. Townsend and Council member Bridges discussed the section on page 17 that dealt with the tire program and reimbursement from the state. Mr. Townsend advised Council this language was dealing with grant funds and the disposal of tires as well as how funds are allocated. Also discussed was the section that dealt with curbside recycling in municipalities and how this would dramatically increase the amount of material captured in the recyclable program possible incentives to encourage municipalities to begin curbside programs. Mr. Townsend advised Council members this must be explored by the municipalities. The County will not explore this for the cities.

There was further discussion concerning the scrap tire fees and white good tax and how these items affected Randolph County. Also discussed was computer waste. Mr. Townsend advised Council that the County would accept one (1) computer per day per person.

Council also discussed with Mr. Townsend the status of a manned recyclable site and yard waste site. Mr. Townsend advised Council that he was currently working on this request at this time.

With no further discussion, ***Council member Lambeth made a motion to approve the Resolution for the Randolph County Comprehensive Solid Waste Management Plan, seconded by Council member Talbert and approved unanimously by all Council members present.***

ITEM IX. Consider Proposal to Evaluate Water Lines and Fire Hydrant Spacing.

Mayor Andrews opened this item and turned discussion over to Mr. McNeill.

Mr. McNeill, City Engineer advised Council this proposal was a result from discussion during the Annual Retreat relating to the locations of fire hydrants. We propose to take the digital data from Davidson Water and make a water map of Trinity that shows the locations of the Davidson Water lines located in the City and also identify any area where there are not hydrants within the 1000 foot spacing as providing the cost involved to provide the hydrants where needed to meet the 1000 foot spacing. We will then review areas where water lines are less than 6" or there are no water lines and predict the cost to install a 6" water line and hydrants.

Our proposal is based on an hourly rate not to exceed \$6,000.00 to complete this process.

Motion by Council member Talbert to approve the proposal by Davis Martin Powell and Associates, seconded by Council member Ewings, and was approved unanimously by all Council members present.

ITEM X. Consider Traffic Flow Improvements for Finch Farm Rd. at I-85 (recommendation from Utilities Committee)

Mayor Andrews opened this item and advised members this recommendation came from the Utilities Committee and called on Mike Robertson to explain this request.

Mr. Robertson of the Utilities Committee addressed Council concerning this item. He shared his reasons for suggesting changes at this site. I did some research and believe that the following corrections need to be made at the Finch Farm location. We need to have a turn left only lane near the bridge and the right lane for thru traffic only. We need to have the lane marked so that once a driver gets to the on ramp from the left hand turn lane that lane is marked off to prevent thru traffic.

Council member Bridges made a motion to direct City staff to contact DOT regarding the situation and work toward a solution, seconded by Council member Ewings and approved unanimously by all Council members present.

ITEM XI. Budget Amendments

- a. **Amd. 1: Local Sewer Capital Project Fund (transfer \$4,900 from Contingency to Legal)**
- b. **Amd. 2: Establish new Parks & Recreation Fund (restricted) for fees received in lieu of open space dedication (\$2,385)**
- c. **Amd. 3: Establish new Inspection Fees revenue source for streets and stormwater inspection fees (\$1,143)**
- d. **Amd. 4: Increase Water/Sewer Fund Revenue and Expenditures by \$3,565 for fees received for sewer line inspections**

Mayor Andrews opened this item and advised Council members that one (1) motion could be given to include items listed in a-d (1-4) of the Budget Amendments.

At this time Manager Bailie discussed the Amendments as listed above.

At the conclusion of Manager Bailie's review, Council member Brown made a motion to approve Budget Amendments 1 through 4 as recommended by the City Manager, seconded by Council member Talbert, and approved unanimously.

Business and Closing Comments from Mayor and Council

Mayor Andrews

Mutual Aid Agreement

Mayor Andrews thanked Bryan (Guil-Rand Fire Department) for working with the Fair Grove Fire Department and expressed her appreciation for what had been accomplished.

Special Called Meeting

Mayor Andrews asked Council members to consider a Special Called Meeting for Monday, February 27, 2006 at 7:00 pm in regards to annexation questions.

Manager Bailie advised Council members that staff was aware of interest in possible annexation areas currently outside the City Limits. We have never discussed desires or the procedures of annexation. I would like to know if Council is interested in talking about the process of annexation and get your feelings on whether you would like to consider annexation if someone outside the current City Limits made a request to be annexed. This will be a general discussion of annexation only.

After further discussion it was the consensus of Council to meet on Monday, February 27, 2006 at 5:00 at Trinity City Hall to discuss annexation.

Council Comments

NONE

Business from City Manager

Manager Bailie deferred to Mr. McNeill for a Sewer Projects Update.

- **Sewer Projects Update (Randy McNeill, Davis-Martin-Powell)**

Mr. McNeill reviewed the Monthly Project Process Report dated February 17, 2006.

Discussion Concerning the Amendment to the Ordinance to Include Conditional Zoning

Attorney Wilhoit advised Manager Bailie that the action that had been taken earlier was in order. The Public Notice was satisfied and there was no Protest Petition filed that requires a $\frac{3}{4}$ majority vote. This does require a $\frac{2}{3}$ vote if a New Ordinance is being established. This item was an Amendment to the current Zoning Ordinance and can be approved by the majority vote as took place tonight. This change is effective now.

Goals

Manager Bailie reminded Council members to turn in their goals listing what services the city should be providing and what they would like the city to look like in 10 years

Adjournment

Prior to adjournment, Mayor Andrews read the schedule of Upcoming Meetings and Community Events.

With no further discussion, Mayor Andrews called for a motion to adjourn the February 21, 2006 Regular Meeting of the Trinity City Council.

Motion to adjourn the February 21, 2006 Regularly Scheduled Meeting of the Trinity City Council by Council member Ewings, seconded by Council member Talbert, and approved unanimously by all Council members present.

These minutes were approved as written by the Trinity City Council at their March 21, 2006 Regular Meeting upon motion by Council member Bridges, seconded by Council member Ewings, and approved unanimously by all Council members present.

ORIGINAL